



1ST FLOOR RETAIL SPACE IN BUENA PARK

PROPERTY INFORMATION

- 1,000 Sq. Ft. ground level space.
- All-glass facade.
- Faces densely populated Sheridan Ave.
- One of two spaces available with different configurations to match your business's needs.
- Ample Street Parking.
- One space is a former dance studio; the other is a former meeting room with reception area.

- Excellent for new retail use, personal services business, or ground-level office.

ZONED

B3-5

ALDERMAN / WARD

Angela Clay / 46th

RATE UPON REQUEST

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COMMERCIAL







Buena Park

Located within the neighborhood of Uptown, Buena Park is a historic neighborhood located along Lake Shore Drive in downtown Chicago.

The earliest development in the area began in 1887, on the land of Mr. Robert A. Waller. Waller's original plot of land is presently home to St. Mary of the Lake Church, which has stood for nearly 100 years. Today, the neighborhood is home to scenic tree-lined streets, which provide a welcome contrast to the masses of skyscrapers that characterize much of the surrounding area.

Public education is provided by the Chicago Public Schools system, which offers education to children in grades K-12. Additionally, there are a number of private schools in surrounding neighborhoods, including: the American Islamic College, St. Augustine College, Walt Disney Magnet School, and Harry S Truman College. 'L' service is available along the CTA's Red Line, which offers service at the Sheridan station.

The surrounding area, and in particular Uptown, is one of the city's most popular destinations for music lovers. For rock and hip hop shows, there's the famous Aragon Ballroom and Riviera Theatre. For jazz, it's the legendary Green Mill, an old Capone haunt that Chicago's most notorious gangster tunneled under so he could bring in bootleg whiskey or beat a hasty retreat from the cops. The tunnels still exist. The neighborhood also has a number of independent book stores, art galleries, cafes and restaurants. Uptown has a very active resident population that seeks to balance new development with the preservation of the neighborhood's past and diversity.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

82,121

3 MILE

417,541

5 MILE

976,057

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$131,648

3 MILE

\$164,250

5 MILE

\$161,886